

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

October 5, 2004

Herbert Hollings
2112 Clement Street
Mobile, AL 36617

Re: #5265
(Case #ZON2004-01746)
Herbert Hollings
280 Magnolia Drive
(South side of Magnolia Drive, 470' East of St. Stephens Road)

Dear Applicant:

On October 4, 2004, the Board denied your request for **Use, Parking Surface and Access/Maneuvering Variances to allow three apartments, aggregate surface parking and a substandard (9'3") width driveway in a R-1, Single-Family Residential District** at the above referenced location.

The decision was based on the fact that insufficient evidence was presented that the Zoning Ordinance caused an unnecessary hardship to the property; and as such, the Board is without authority to grant a variance.

Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT
Reid Cummings, Chairman

By: /s/ Margaret Pappas, Planner II